DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-003030 AGENDA ITEM NO: 13
5300 2nd Street

SUBJECT: Plat

ENGINEERING COMMENTS:

1. Access easement shall be extended to the proposed tract that is created in the back. Follow minimum width requirements per DPM and Fire Marshall requirements for a turn-around at the end. (Show dimensions of the existing access easement including the width and the existing radius for the cul-de-sac. Current requirements involve a 90-foot radius so if this falls short, receive Fire Marshall concurrence.) Since the access will be shared, list maintenance and beneficiaries.
2. Powerpole locations shall be located within right-of-way. Right-of-way dedication may be needed. (Verify location of light/powerpole in front of property.)
3. Provide existing sidewalk dimensions and dimension from curb to property line at 2nd Street. 2nd Street would require a 6-foot sidewalk, and sufficient right-of-way shall be dedicated. Also, ADA Access across driveways is required at 2nd Street. Provide an infrastructure list for these improvements.

Informational Comments:

4. What is proposed use? A TIS or Trip Generation may be required for future development.
5. If a site plan is not going to be presented to DRB, a Traffic Circulation Layout (TCL) will be required. Please verify that parking requirements are adequate for the break-up of the tracts.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: January 6, 2021

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)